

Rydon
Homes

Our Heritage



Rydon Homes is a well-established development company specialising in the creation of high-quality homes across South-East England, particularly in Kent, Sussex, Surrey and Hampshire.

As one of the operating divisions of the Rydon Group, founded in 1978 and incorporating Rydon Construction, Rydon Maintenance and Ryhurst, we are part of a multi-faceted organisation working across a wide range of market sectors within the built environment.

Our culture is one of commitment, excellent professional standards and high regard for those who work for and with the company. Over the years we have developed strong and lasting relationships with carefully selected supply chain partners and subcontractors who share our values and partnership approach, based on teamwork, transparency and quality.

We take our corporate responsibility seriously and constantly strive to make a positive contribution to the social, economic and environmental well-being of the communities in which we work.



Our Approach



At Rydon Homes we are keen to work in partnership with local communities in order to ensure that our developments provide a positive contribution towards the local area. We seek to create sustainable and balanced communities; developments with a sense of place rather than just bricks and mortar.



Our intention is to build bespoke yet integrated developments; neighbourhoods where people choose to live and which offer a range of different house types in terms of size, price and tenure. On each development our focus is on quality and sustainability which will stand the test of time.

We are constantly seeking additional opportunities for residential development in the short, medium and long term, including mixed-use developments and the regeneration of land in alternative use. In order to maintain a supply of development opportunities we welcome approaches from agents or landowners in our region with any sites that they believe have development potential. This covers both sites that are within existing towns and villages and close to local facilities, shops and schools to support development, as well as development of land on the edge of defined settlements. In the latter case, our expertise in promoting strategic land with longer-term potential can be used to bring forward development at the earliest opportunity.

Once we have secured a site, we carefully consider and plan the mix of house and the impact that the new development will have on the local environment. We believe that new homes built to the highest standards in terms of architecture, space design and landscaping are an asset to existing residential areas. Rather than building new developments, we create communities, often with local benefits such as providing additional open space or community buildings.



Each scheme is site-specific with the site leading the design. Every site has its own constraints and each brings its own challenges, but the topography and the vernacular architecture strongly influence our designs.

Public consultation is carried out from the early stages of planning in order to engage local residents and key stakeholders, provide them with full information and encourage feedback. We believe that working with all parties will deliver schemes that are appropriate and, in the long term, will be considered by the community as an asset to the area.

Creative Planning Solutions

We are proud of our long and successful track record of delivering planning permissions and overcoming legal issues, sometimes in sensitive locations. The open and professional approach we take has undoubtedly helped to ensure that agents and landowners alike have been happy to work with us.



Our experienced in-house team are particularly skilled at recognising and respecting the demands of the locality in our designs, and at working these into our proposals through negotiation with the local planning authorities.

For example, at Stane Street in Pulborough we achieved planning permission for a new residential development on appeal, having proved that there was a shortfall in the provision of new housing in the Horsham district. We were able to demonstrate that the new development would bring numerous benefits to the local community, including much-needed private and affordable housing as well as a financial contribution of over £769,000 for transport, education, fire and rescue services, leisure and community buildings, recycling and public art. This clearly demonstrates the frequently underestimated financial benefits which development can bring to the community.

When selling development sites, landowners are often concerned about the 'legacy' they are leaving in terms of the local area. It is easier for local residents to accept development when they understand that the quality of the finished product will be of a very high standard. There have been many instances where people initially opposed to our development proposals have ultimately congratulated us on our achievements.



Many agents choose to work with us in preference to other developers. They make this choice because they understand that we will operate in an entirely professional manner, deliver the planning permission and produce an attractive, high-quality development that will complement the local area. Agents who market homes on our completed developments comment that the quality of the finished product makes the task of selling the property so much easier.

More Than Just Housing



In addition to the creation of new residential properties, Rydon is involved in the construction of shops, schools, surgeries and work spaces; facilities which enhance the local communities.

Where necessary, we can draw on expertise from other parts of the Rydon Group, where we have extensive experience of working with the NHS, Partnerships for Schools and a large number of leading housing associations.

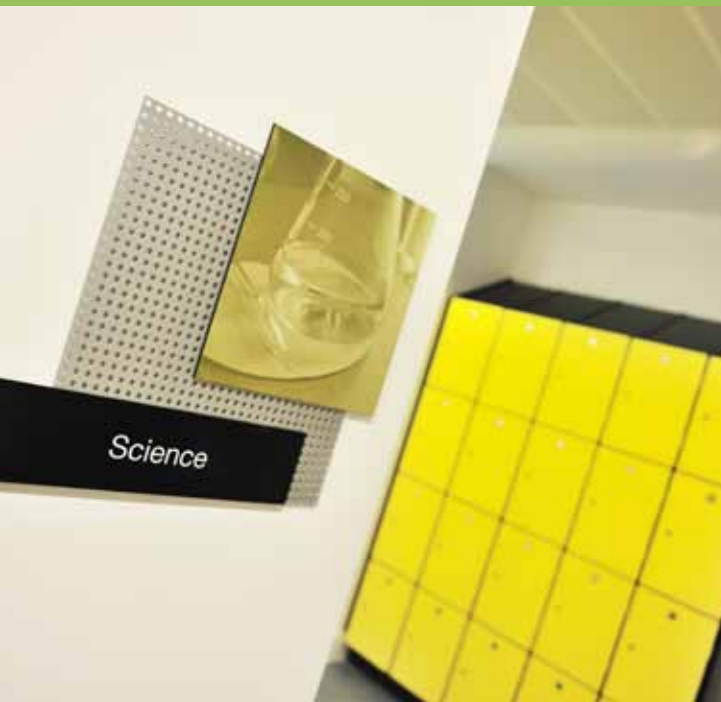
In an innovative land deal, Tonbridge Grammar School and Kent County Council released residential development land to us at the rear of their site and, in exchange, we replaced the school's temporary classrooms with brand-new facilities. The new building, completed on time and to budget, incorporated 35 classrooms, including two specialist IT rooms, two drama studios, a new dance studio, a 600 square metre gym and a learning and guidance information centre. This project was a flagship scheme; schools from other counties have visited this 'model' with a view to creating similar schemes.



"This new building is everything we wanted and hoped for. We are a school that only accepts the best and we're delighted that Rydon has constructed, finished and fitted the building out to a very high standard. Working with Rydon has been a really good experience, a genuine partnership. The co-operation between all parties has made the process so much easier." Rosemary Joyce, Head Teacher, Tonbridge Grammar School.

At Bourn Meadows, Kirdford, West Sussex, we created five commercial units to be purchased by local businesses, bringing employment back into this rural area. We also worked with local residents for over two years in order that a redundant office/workshop on the development could be purchased by villagers and converted into a much-needed community shop.

In Cable Street, London E1, we worked on a mixed-use regeneration project in partnership with Tower Hamlets Community Housing which involved the creation of 97 apartments for private sale, 24 apartments for rent for the elderly, refurbishment of apartments for the elderly and a new doctors' surgery on the ground floor.



Design Quality



Our homes are carefully located, well-built, finished to a high standard and fitted with a high-quality specification.

Each development is designed with the site topography and the local architecture in mind and each sits comfortably within its environment, be this rural, suburban or urban.

The design team invests a great deal of time and thought into the way in which the internal living space will be used and on how the property may need to be adapted to suit the changing lifestyle needs of its occupants as they age.

Sustainability and respect for the environment underpins all our developments. The materials used in construction come from renewable sources and great care is taken to retain existing trees and hedges in the areas of development; often these are supplemented with new planting or improvements to local wildlife habitats. On every site, we work hard to ensure that there is minimal disruption to the environment.

Our homes are fitted with energy-efficient and water-saving features ranging from A or A+ rated kitchen appliances to liquid petroleum gas-fired heating, aerated taps, water butts, dual-flush toilets, kitchen waste recycling containers and other items which make it easier for residents to adopt eco-friendly ways of living.



Customer Service



Rydon are committed to excellent customer service; our team constantly strives to improve customer satisfaction levels. We regularly score extremely well in surveys carried out by an independent specialist research company and have achieved the top industry ranking in customer satisfaction against the benchmark scores of 19 of the UK's housebuilders. We also consistently score well in several other key categories, including "Making customers feel welcome" and "Ensuring new properties are 'sparkling clean' on handover day".



On the key rating of "Would you recommend us to a friend or family member" we are also regularly highly rated and have achieved scores of over 95%.

"We have worked very hard over a great many years to earn a strong reputation in the industry and with our customers for the high quality of our work. Much of our business is repeat, or generated by word of mouth, and we think that says a lot about what people think of us. It also means a lot to us because it shows that we are getting it right; that for those who have bought and lived in a Rydon home or for whom our skills have unlocked the potential of a property asset, our commitment and expertise has made a difference."

John Kitchin
Managing Director



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